



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
**(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)**  
 (C.A.R. Form TDS, Revised 12/21)

**THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF** Murrieta  
**Murrieta**, COUNTY OF Riverside, STATE OF CALIFORNIA,  
**DESCRIBED AS** 24349 Red Spruce Ave, Murrieta, CA 92562

**THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date)** 07/15/2022. **IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

**I. COORDINATION WITH OTHER DISCLOSURE FORMS**

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

**Substituted Disclosures:** The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: \_\_\_\_\_  
**Seller may have obtained a limited number of third party inspections that will be supplied to Buyer at Buyer's request if available.**
- No substituted disclosures for this transfer.

**II. SELLER'S INFORMATION**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

**THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.**

**Seller**  **is**  **is not occupying the property.** Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**A. The subject property has the items checked below: \***

Buyer is aware that the security system does not convey with sale of the home. Kwikset 914 lock will be removed and replaced with a standard lock prior to the close of escrow.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Range                    | <input type="checkbox"/> Wall/Window Air Conditioning                              | <input type="checkbox"/> Pool:  |
| <input checked="" type="checkbox"/> Oven                     | <input type="checkbox"/> Sprinklers  | <input type="checkbox"/> Child Resistant Barrier  |
| <input checked="" type="checkbox"/> Microwave                | <input checked="" type="checkbox"/> Public Sewer System                            | <input type="checkbox"/> Pool/Spa Heater:   |
| <input checked="" type="checkbox"/> Dishwasher               | <input type="checkbox"/> Septic Tank   | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input type="checkbox"/> Trash Compactor                     | <input type="checkbox"/> Sump Pump   | <input checked="" type="checkbox"/> Water Heater:   |
| <input type="checkbox"/> Garbage Disposal                    | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups     | <input checked="" type="checkbox"/> Patio/Decking                                  | <input checked="" type="checkbox"/> Water Supply:   |
| <input type="checkbox"/> Rain Gutters                        | <input type="checkbox"/> Built-in Barbecue   | <input type="checkbox"/> City <input type="checkbox"/> Well                                   |
| <input checked="" type="checkbox"/> Burglar Alarms           | <input type="checkbox"/> Gazebo  | <input checked="" type="checkbox"/> Private Utility or  |
| <input type="checkbox"/> Carbon Monoxide Device(s)           | <input type="checkbox"/> Security Gate(s)  | Other <b>MeterNet</b>   |
| <input checked="" type="checkbox"/> Smoke Detector(s)        | <input checked="" type="checkbox"/> Garage:  | <input checked="" type="checkbox"/> Gas Supply:   |
| <input type="checkbox"/> Fire Alarm                          | <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)           |
| <input type="checkbox"/> TV Antenna                          | <input type="checkbox"/> Carport   | <input checked="" type="checkbox"/> Window Screens  |
| <input type="checkbox"/> Satellite Dish                      | <input type="checkbox"/> Automatic Garage Door Opener(s)                           | <input type="checkbox"/> Window Security Bars   |
| <input type="checkbox"/> Intercom                            | <input type="checkbox"/> Number Remote Controls _____                              | <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows                           |
| <input checked="" type="checkbox"/> Central Heating          | <input type="checkbox"/> Sauna   | <input type="checkbox"/> Water-Conserving Plumbing Fixtures                                   |
| <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Hot Tub/Spa:  |   |
| <input type="checkbox"/> Evaporator Cooler(s)                | <input type="checkbox"/> Locking Safety Cover                                      |   |

Exhaust Fan(s) in \_\_\_\_\_ 220 Volt Wiring in \_\_\_\_\_ Fireplace(s) in \_\_\_\_\_  
 Gas Starter \_\_\_\_\_  Roof(s): Type: Tile roof Age: 2 years (approx.)  
 Other: Ceiling fans

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  No. If yes, then describe. (Attach additional sheets if necessary): List of items in the home may not be complete. Any items remaining in home at time of sale will be left.

**Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property (\*see note on page 2)**



Property Address: 24349 Red Spruce Ave, Murrieta, CA 92562 Date: 07/15/2022

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No. If yes, check appropriate space(s) below.

- Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  Foundation  Slab(s)
- Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/Sewers/Septics  Other Structural Components

(Describe: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property)

If any of the above is checked, explain. (Attach additional sheets if necessary.): \_\_\_\_\_

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . . . .  Yes  No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . . . .  Yes  No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . . .  Yes  No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . .  Yes  No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . . . .  Yes  No
6. Fill (compacted or otherwise) on the property or any portion thereof . . . . .  Yes  No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . . .  Yes  No
8. Flooding, drainage or grading problems . . . . .  Yes  No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . . .  Yes  No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . . .  Yes  No
11. Neighborhood noise problems or other nuisances . . . . .  Yes  No
12. CC&R's or other deed restrictions or obligations . . . . .  Yes  No
13. Homeowners' Association which has any authority over the subject property . . . . .  Yes  No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . .  Yes  No
15. Any notices of abatement or citations against the property . . . . .  Yes  No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . .  Yes  No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**12) Buyer to confirm CC&Rs per neighborhood**

**2) Shared Fence line with adjoining houses.**

13/14) Santa Rosa Highlands Murrieta Homeowners Association, 949-833-2600 and main Fee: \$228.00 monthly paid. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.



Property Address: 24349 Red Spruce Ave, Murrieta, CA 92562 Date: 07/15/2022

**Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.**

Seller Megan Meyer Authorized Signer on the Behalf of Opendoor Property Trust I Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

**III. AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the Seller is represented by an agent in this transaction.)

**THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:**

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Agent (Broker Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

**IV. AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the agent who has obtained the offer is other than the agent above.)

**THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:**

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Agent (Broker Obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

**V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.**

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

Seller Megan Meyer Authorized Signer on the Behalf of Opendoor Property Trust I Date 07/15/2022 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

**SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.**

**A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

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**REAL ESTATE BUSINESS SERVICES, LLC.**  
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525 South Virgil Avenue, Los Angeles, California 90020



**TDS REVISED 12/21 (PAGE 3 OF 3)**

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

CA



SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/21)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed.

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE.

Seller makes the following disclosures with regard to the real property or manufactured home described as 24349 Red Spruce Ave, Murrieta, CA 92562, Assessor's Parcel No. 949-731-014, situated in Murrieta, Riverside California ("Property").

1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." There is no time limitation unless otherwise specified.

5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents... [ ] Yes [X] No

Note: If yes, provide any such documents in your possession to Buyer. Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF... A. Within the last 3 years, the death of an occupant of the Property upon the Property [ ] Yes [X] No B. An Order from a government health official identifying the Property as being contaminated by methamphetamine... [ ] Yes [X] No C. The release of an illegal controlled substance on or beneath the Property [ ] Yes [X] No D. Whether the Property is located in or adjacent to an "industrial use" zone [ ] Yes [X] No E. Whether the Property is affected by a nuisance created by an "industrial use" zone [ ] Yes [X] No F. Whether the Property is located within 1 mile of a former federal or state ordnance location [ ] Yes [X] No G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [X] Yes [ ] No

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Property Address: ---, -, - **24349 Red Spruce Ave, Murrieta, CA 92562**

- H. Insurance claims affecting the Property within the past 5 years .....  Yes  No
  - I. Matters affecting title of the Property .....  Yes  No
  - J. Material facts or defects affecting the Property not otherwise disclosed to Buyer .....  Yes  No
  - K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 .....  Yes  No
- Explanation, or  (if checked) see attached; **K) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes**  
**G) Property is part of HOA.**

**Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

- 7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF...**
- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) .....  Yes  No
  - B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? .....  Yes  No
  - C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) .....  Yes  No
  - D. Any part of the Property being painted within the past 12 months .....  Yes  No
  - E. Whether the Property was built before 1978 .....  Yes  No
    - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed .....  Yes  No
    - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule .....  Yes  No
- Explanation: **D. Interior paint as needed.**

**Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

- 8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...**
- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances .....  Yes  No
  - B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) .....  Yes  No
  - C. An alternative septic system on or serving the Property .....  Yes  No
- Explanation: **A.) Replaced 2 battery operated CO Detector.**  
**B.) Leased Solar panels on home. Buyer to contact solar company to transfer upon purchase of home.**

- 9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...**
- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs .....  Yes  No
- Explanation: **Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

- 10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...**
- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property .....  Yes  No
  - B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property .....  Yes  No
  - C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood .....  Yes  No
- Explanation: \_\_\_\_\_

**Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

- 11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...**
- A. Past or present pets on or in the Property .....  Yes  No
  - B. Past or present problems with livestock, wildlife, insects or pests on or in the Property .....  Yes  No
  - C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above .....  Yes  No
  - D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above .....  Yes  No
- If so, when and by whom \_\_\_\_\_
- Explanation: \_\_\_\_\_

**Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**



Property Address: ---, -, - **24349 Red Spruce Ave, Murrieta, CA 92562**

**12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Surveys, easements, encroachments or boundary disputes .....  Yes  No
- B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage .....  Yes  No
- C. Use of any neighboring property by you .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**13. LANDSCAPING, POOL AND SPA:**

**ARE YOU (SELLER) AWARE OF...**

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property .....  Yes  No
- B. Operational sprinklers on the Property .....  Yes  No
  - (a) If yes, are they  automatic or  manually operated.
  - (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ...  Yes  No
- C. A pool heater on the Property .....  Yes  No
  - If yes, is it operational? ....  Yes  No
- D. A spa heater on the Property .....  Yes  No
  - If yes, is it operational? ....  Yes  No
- E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)**

**ARE YOU (SELLER) AWARE OF...**

- A. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property .....  Yes  No
- B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property .....  Yes  No
- C. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement .....  Yes  No

Explanation: B) Contact HOA for specific guidelines and requirements.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**15. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Any other person or entity on title other than Seller(s) signing this form .....  Yes  No
- B. Leases, options or claims affecting or relating to title or use of the Property .....  Yes  No
- C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood .....  Yes  No
- D. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. ....  Yes  No
- E. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property .....  Yes  No
- F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**16. NEIGHBORS/NEIGHBORHOOD:**

**ARE YOU (SELLER) AWARE OF...**

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife .....  Yes  No
- B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property



Property Address: ---, -, - -

24349 Red Spruce Ave, Murrieta, CA 92562

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ...
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ...
C. Existing or contemplated building or use moratoria that apply to or could affect the Property ...
D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ...
E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ...
F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed ...
G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ...
H. Whether the Property is historically designated or falls within an existing or proposed Historic District ...
I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ...
J. Any differences between the name of the city in the postal/ mailing address and the city which has jurisdiction over the property ...

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

17.D.) See NHD for details on Mello-Roos. Buyer to verify current assessments.

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ...
B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ...
C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ...

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

19. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Authorized Signer on Behalf of

Seller Megan Meyer Opendoor Property Trust I Date 07/15/2022
Seller Date

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer Date
Buyer Date

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**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Santa Rosa Highlands Murrieta Homeowners Association**

**Keystone Pacific Property Management, LLC**

**Property Information:**

24349 Red Spruce Ave  
 Murrieta, CA 92562-2177  
 Seller:  
 Buyer: OpenDoor .

**Requestor:**

IH Closing  
 Hu Ding  
 415-236-2577  
 Estimated Closing Date: 03-11-2022

**General Information**

This information is good through	03-31-2022
Is this account in collections?	No
What is the current regular assessment against the unit?	228.00
<b>Comments: submeter expense: \$3.00</b>	
<b>cost center dav/sam: \$50.00</b>	
<b>monthly assessment: \$175.00</b>	
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	02-28-2022
The regular assessment is next due:	04/01/2022
What day of the month are regular assessments due?	1
How many days after the due date is the regular assessment considered delinquent?	31
The penalty for delinquent assessments is:	10%

**Specific Fees Due To Santa Rosa Highlands Murrieta Homeowners Association**

Closing agent is required to collect the following number of additional regular assessments at closing:	1
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$228.00
Submeter Expense Assmt	\$3.00
Cost Center- Sav/Cam	\$50.00
Monthly Assessment	\$175.00

**General Association Information**

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No





**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Santa Rosa Highlands Murrieta Homeowners Association**

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Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. No

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment. No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

**Insurance Information**

Insurance broker's or agent's company name: LaBarre/Oksnee Insurance  
Identify the insurance agent's name: LaBarre/Oksnee Insurance  
Insurance agent's phone number: (800) 698-0711  
Insurance agent's fax number: (949) 588-1275  
Insurance agent's email address: proof@hoa-insurance.com

*Angela Rabina*

**Angela Rabina, Escrow Associate (VS)**

**Date: 03-11-2022**

**Keystone Pacific Property Management, LLC**

**Phone: 949-833-2600**



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Santa Rosa Highlands Murrieta Homeowners Association**

**Keystone Pacific Property Management, LLC**

**Property Information:**

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415-236-2577  
Estimated Closing Date: 03-11-2022

**Comments:**

NOTE: The units belonging to the Camden Savanna Cost Center are subject to a sub metering company for their water bill. Please contact Western Municipal Water District at 951-571-7104 for instructions on ensuring the sellers water bill is paid current.

PLEASE CONTACT US ON CLOSING FOR AN UPDATED BALANCE.

NOTE: TO ENSURE THAT WE PROPERLY RELEASE ALL LIENS AND THAT THE BALANCE PROVIDED UPON CLOSINGS COVERS ALL LIENS AND ENCUMBRANCES, PLEASE PROVIDE US A COPY OF ALL LIENS, JUDGMENTS AND/OR ABSTRACT PULLED FROM TITLE.



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Santa Rosa Highlands Murrieta Homeowners Association**  
**Keystone Pacific Property Management, LLC**

**Property Information:**  
 24349 Red Spruce Ave  
 Murrieta, CA 92562-2177  
 Seller:  
 Buyer: OpenDoor .

**Requestor:**  
 IH Closing  
 Hu Ding  
 415-236-2577  
 Estimated Closing Date: 03-11-2022

**Fee Summary**

**Amounts Prepaid**

Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$30.00
Reserve Study (Non Required Civil Code Sec. 4525)	\$60.00
Welcome Packages (Non Required Civil Code Sec. 4525)	\$0.00
Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525)	\$513.00
Convenience Fee	\$7.95
<b>Total</b>	<b>\$610.95</b>

**Fees Due to Keystone Pacific Property Management, LLC**

New Account Setup Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to Santa Rosa Highlands Murrieta Homeowners Association**

Prepaid Assessments	\$228.00
Owner Current Balance	\$228.00
<b>Total</b>	<b>\$456.00</b>



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Santa Rosa Highlands Murrieta Homeowners Association**

**Keystone Pacific Property Management, LLC**

**Property Information:**

24349 Red Spruce Ave  
Murrieta, CA 92562-2177  
Seller:  
Buyer: OpenDoor .

**Requestor:**

IH Closing  
Hu Ding  
415-236-2577  
Estimated Closing Date: 03-11-2022

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER HJ5JCM2P8 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Keystone Pacific Property Management, LLC**

New Account Setup Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to Santa Rosa Highlands Murrieta Homeowners Association**

Prepaid Assessments	\$228.00
Owner Current Balance	\$228.00
<b>Total</b>	<b>\$456.00</b>

**Include this confirmation number HJ5JCM2P8 on the check for \$250.00 payable to and send to the address below.**

**Keystone Pacific Property Management, LLC**  
**16775 Von Karman Ave Suite 100**  
**Irvine, CA 92606**

**Include this confirmation number HJ5JCM2P8 on the check for \$456.00 payable to and send to the address below.**

**Santa Rosa Highlands Murrieta Homeowners Association**  
**16775 Von Karman Ave Suite 100**  
**Irvine, CA 92606**



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Santa Rosa Highlands Murrieta Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

24349 Red Spruce Ave  
Murrieta, CA 92562-2177  
Seller:  
Buyer: OpenDoor .

**Requestor:**

IH Closing  
Hu Ding  
340 S LEMON AVE #2690  
WALNUT, CA 91789  
415-236-2577  
contactus@ihclosing.com

**Closing Information**

File/Escrow Number:  
Estimated Close Date: 03-11-2022  
HomeWiseDocs Confirmation #: HJ5JCM2P8

Sales Price:  
Closing Date:  
Is buyer occupant? No

**Status Information**

Date of Order: 03-02-2022  
Board Approval Date:  
Order Completion Date: 03-11-2022  
Date Paid: 03-02-2022

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Keystone Pacific Property Management,  
Completed By: Angela Rabina  
Primary Contact: Angela Rabina  
Address:  
16775 Von Karman Ave Suite 100  
Irvine, CA 92606  
Phone: 949-833-2600  
Fax: 949-833-0919  
Email: arabina@keystonepacific.com

